
***PROPOSED CONVERSION OF
EXISTING BUILDING INTO APARTMENTS***

**26-28 DONCASTER ROAD
GOLDTHORPE**

FOR

M & R HOMES Ltd

DESIGN AND ACCESS STATEMENT

Prepared by

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1 BACKGROUND

The application is for the alterations and extensions to an existing building to form 12 No self contained flats.

The building is currently un-occupied but has been used as a 'Job Centre'

Town & Country Planning approval for extensive extension and alteration to the existing dwelling has been granted but the works have not been implemented.

The existing access from Cooperative Street will be retained to serve the new development.

Town & Country Planning approval has been granted for the total demolition of the existing building and the construction of new apartments.

2 THE SITE

The site is within the main commercial centre of Goldthorpe. Doncaster Road, the main road through the village has a general mix of commercial and retail uses. Immediately to the south are terraced properties. Doncaster road is immediately to the north. The existing building occupies a corner position at the junction of Cooperative Street and Doncaster Road.

Access to the site is from Cooperative street to an area of hardstanding and a block of detached garages/outbuildings.

The main section of the building to the western side of the site is a three storey building under a slated, pitched roof. To the western side of the site is a two storey flat roofed building. The buildings have been extended in the past with single storey, flat roofed areas to the rear

It is proposed that the existing internal areas will be refurbished and altered to form self contained flats. Additional accommodation will be provided by creating an additional floor to the two storey areas of the building.

Existing, unsuitable internal stairways will be removed and replaced with a single stair to Building Regulations requirements.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The size and accommodation proposed for each apartment is considered appropriate for the location when assessed in relation to other residential developments in the Borough and market forces. In addition the proposals are limited by the existing building layout, existing window positions and staircases.

The orientation and aspect of habitable rooms has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

Separation distances are consistent with those of existing and recently constructed properties in the locality and across the Borough in developments of this nature.

The principal for residential development of the site has been established by the granting of approval for apartments on the site. The submitted proposals will causes no significant harm to the local environment and will approve the general appearance of the existing building in this prominent location.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to
Policy H4 – Residential Development,
PPG3

The size of property and accommodation proposed for each flat is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has already been established and the proposals maintain the main aspects without causing unacceptable overshadowing or overlooking

The size and location of new/repositioned openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent buildings and separation distances to surrounding properties.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

The architectural style is compatible with that of the existing building and other buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

Render has been selected as a suitable material to the rear of the property as it will hide the inconsistencies of existing facing materials, conceal the making good where windows are to be removed or inserted or external pipework etc is to be removed.

The scheme has been designed with reference to Policy H8A with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

The existing access to the site from Cooperative Street the site will be retained.

The location of the access provides a safe and efficient layout. Further, it is unlikely that conflict between vehicles and pedestrians will occur due to the range of visibility from the access point.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

The parking provision is considered adequate in light of the location of the site and the accessibility to public transport. A bus stop is located on the main road in front of the site.

6 CONCLUSIONS

The proposal is within an established residential area and therefore complies with Local and National policies relating to residential development.

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A development of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.
